

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Charleston County State: SC

PJ's Total HOME Allocation Received: \$10,658,796 PJ's Size Grouping*: C

PJ Since (FY): 1998

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 8			
% of Funds Committed	97.68 %	96.87 %	3	94.94 %	74	76	
% of Funds Disbursed	88.69 %	87.85 %	5	84.35 %	58	60	
Leveraging Ratio for Rental Activities	32.2	6.3	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	91.00 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	35.18 %	66.26 %	7	68.05 %	11	10	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.11 %	82.50 %	3	79.65 %	84	88	
% of 0-30% AMI Renters to All Renters***	73.58 %	36.48 %	1	44.76 %	82	88	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	94.35 %	1	94.31 %	100	100	
Overall Ranking:			In State:	2 / 8	Nationally:	75 77	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$2,438	\$13,582		\$25,245	53 Units	12.60 %	
Homebuyer Unit	\$10,997	\$34,674		\$14,395	84 Units	20.00 %	
Homeowner-Rehab Unit	\$20,184	\$21,979		\$20,186	252 Units	60.00 %	
TBRA Unit	\$548	\$548		\$3,142	31 Units	7.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston County SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$80,954	\$107,163	\$26,758
State:*	\$72,229	\$9,122	\$22,779
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 1.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.82

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	39.6	17.9	5.2	0.0
Black/African American:	58.5	78.6	94.0	100.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	1.9	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	3.6	0.8	0.0
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HOUSEHOLD SIZE:

1 Person:	90.6	28.6	34.5	3.2
2 Persons:	9.4	14.3	24.6	19.4
3 Persons:	0.0	35.7	20.6	38.7
4 Persons:	0.0	19.0	13.1	19.4
5 Persons:	0.0	2.4	4.0	12.9
6 Persons:	0.0	0.0	2.0	3.2
7 Persons:	0.0	0.0	0.8	3.2
8 or more Persons:	0.0	0.0	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	63.1	31.7	0.0
Elderly:	100.0	3.6	36.1	0.0
Related/Single Parent:	0.0	20.2	8.7	100.0
Related/Two Parent:	0.0	10.7	17.9	0.0
Other:	0.0	2.4	5.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	100.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 16

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

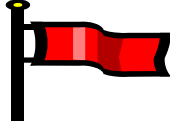
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston County State: SC Group Rank: 75
 State Rank: 2 / 8 PJs (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags Overall Rank: 77
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	35.18	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.11	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.21	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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